

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
E/S Richwood Avenue, 160 ft.	* ZONING COMMISSIONER
+/- N of c/l Windsor Mill Rd.	
3103 Richwood Avenue	* OF BALTIMORE COUNTY
11th Election District	
4th Councilmanic District	* Case No. 96-42-A
George J.C. Nardone	
Petitioner	

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George J.C. Nardone for that property known as 3103 Richwood Avenue in the Hebbville subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 10 ft., for an attached garage. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of September, 1995 that the Petition for a Zoning Variance from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 10 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING  
Date 9/11/95  
By M. Good

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. George J.C. Nardone  
3103 Richwood Avenue  
Baltimore, Maryland 21244

RE: Petition for Administrative Variance  
Case No. 96-42-A  
Property: 3103 Richwood Avenue

Dear Mr. Nardone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3103 RICHWOOD AVE  
address  
BALTIMORE MD 21244  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① GARAGE NEEDED TO PROTECT AND STORE APPROX. #8000 IN CUSTOM HARLEY DAVIDSON MOTORCYCLES.

② ~~THE AFFIANT(S) REQUESTS A VARIANCE TO CONSIDER THE~~  
~~EXISTING ZONING REGULATIONS AS A BARRIER TO THE~~  
~~DEVELOPMENT OF THE PROPERTY.~~

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George J. C. Nardone  
(signature)  
GEORGE J. C. NARDONE  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George J. Nardone

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

24 July 1995  
date

Michael E. Szabo  
NOTARY PUBLIC

My Commission Expires:

July 1998

MICROFILMED



# Petition for Administrative Variance

96-42-A

## to the Zoning Commissioner of Baltimore County

for the property located at 3103 RICHWOOD AVE BALT MD 21244

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1.1 BCZR TO PERMIT

A SIDE YARD SETBACK OF 2' FOR AN ATTACHED GARAGE IN LIEU OF THE 10' REQUIRED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK EXPLANATION

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

(Type or Print Name)

Signature

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: Qum

DATE: 8/2

ESTIMATED POSTING DATE: 8/13



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 46

# EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3103 RICHWOOD AVE.  
(address)

Beginning at a point on the EAST side of Richwood Ave.  
(north, south, east or west) (name of

street on which property fronts) which is 50'  
(number of feet of right-of-way width)

wide at the distance of 160'± NORTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Windsor Mill Rd.  
(name of street)

which is 60' wide. \*Being Lot # —,  
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of HEBBVILLE  
(name of subdivision)

as recorded in Baltimore County Plat Book # —, Folio # —, containing

7174.8 ± / .16 Ac. Also known as 3103 Richwood Ave.  
(square feet or acres) (property address)

and located in the 11 Election District, 4 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber —, Folio —" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

46

WINDSOR MILL RD.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-42-17

District 11th Date of Posting 8/19/95

Posted for: Variance

Petitioner: George Nardone

Location of property: 3103 Rickwood Ave., E/S

Location of Signs: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by MR. [Signature] Date of return: 8/25/95  
Signature

Number of Signs: 1

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

#46 96-42-A

NO.

001043

DATE 8-2-95 ACCOUNT Pool-6150

AMOUNT \$ 85.00

RECEIVED FROM: GEORGE NARDONE 3103 Richwood  
Ave

FOR: Admin. VAR (010) 50.00  
POSTAGE (050) 35.00

03A03#0044MICHRD  
BA 0003:10PM08-02-75 \$85.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER

JCM

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 4b

Petitioner: GEORGE J.C. NARDONE

Location: 3103 RICHWOOD AVE, BALTIMORE MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE J.C. NARDONE

ADDRESS: 3103 RICHWOOD AVE  
BALTIMORE MD 21244

PHONE NUMBER: (410) 298-7631

AJ:ggs

(Revised 04/09/93)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-42-A (Item 46)  
3103 Richwood Avenue  
E/S Richwood Avenue, 160' +/- N of c/l Windsor Mill Road  
11th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: George J.C. Nardone

**MICROFILMED**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 28, 1995

Mr. George J. C. Nardone  
3103 Richwood Ave.  
Baltimore, Maryland 21244

RE: Item No.: 46  
Case No.: 96-42-A  
Petitioner: G. Nardone

Dear Mr. Nardone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: August 22, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, <sup>RWB/DK</sup> P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for August 21, 1995  
Items 044, (046) 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-8-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 046 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

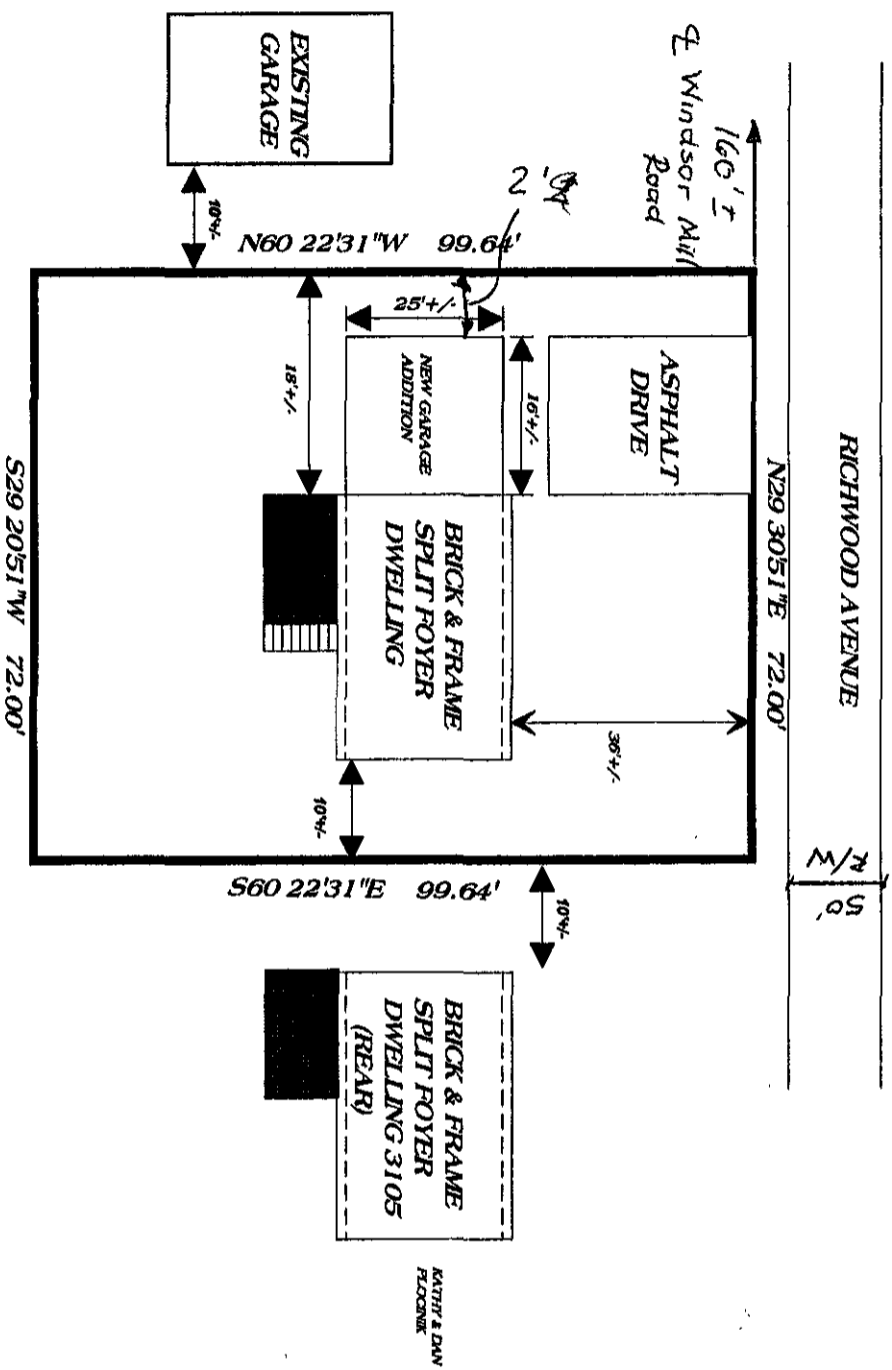
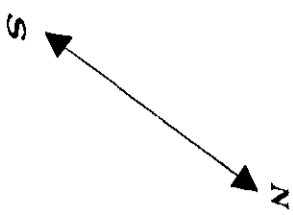


Ref: 14/1

**SUBDIVISION NAME: HEBBVILLE**

**OWNER: GEORGE J.C. NARDONE**

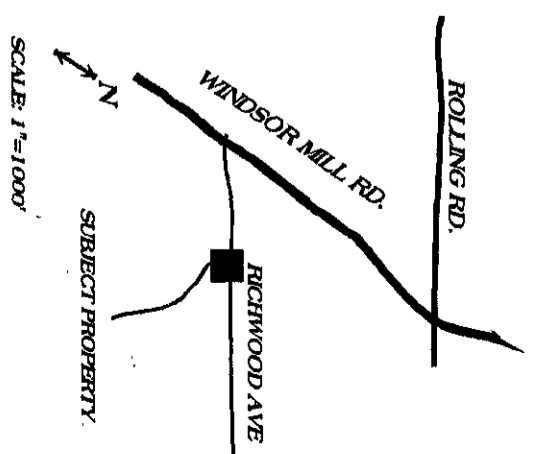
96-42-A



**ACREAGE= 0.164'**

**SCALE: 1"=20'**

NEW GARAGE ADDITION PLANS  
FOR GEORGE J. C. NARDONE  
3103 RICHWOOD AVE  
BALTIMORE, MARYLAND 21244



## LOCATION INFORMATION

*Councilmanic District: 4*

*Election District: 11*

*1"=200' Scale Map#: NW-45*

*Zoning: ~~DR~~ DR 5.5*

*Lot Size: 0.164 7174.8*

*Acreage Sq. Feet*

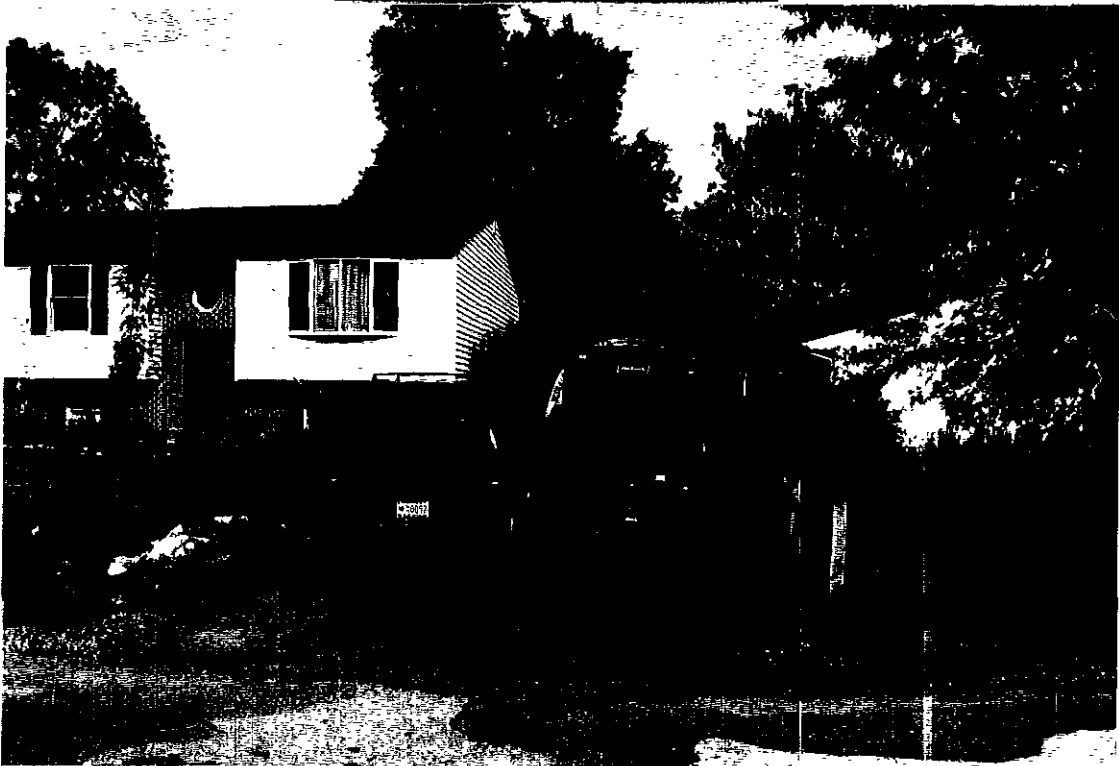
*SEWER: PUBLIC*

*WATER: PUBLIC*

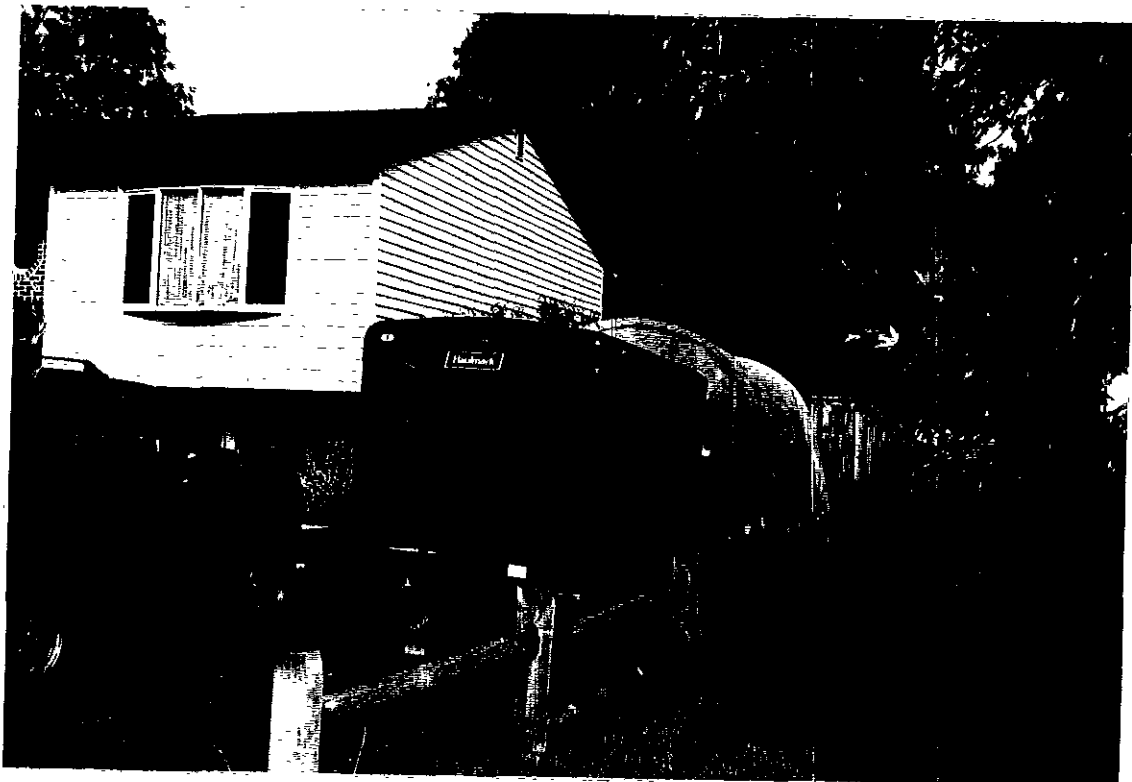
*PRIOR ZONING HEARING: NONE*

50

PETITIONER(S) EXHIBIT ( )



FRONT VIEW, EXISTING STRUCTURES, PROPOSED LOCATION OF NEW GARAGE



PETITIONER(S) EXHIBIT ( )



SIDE YARD VIEW, PROPOSED LOCATION OF NEW GARAGE



FRONT VIEW, PROPOSED LOCATION OF NEW GARAGE

46

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50,  
51,52,53 AND 54.

10

RECEIVED

AUG 11 1995

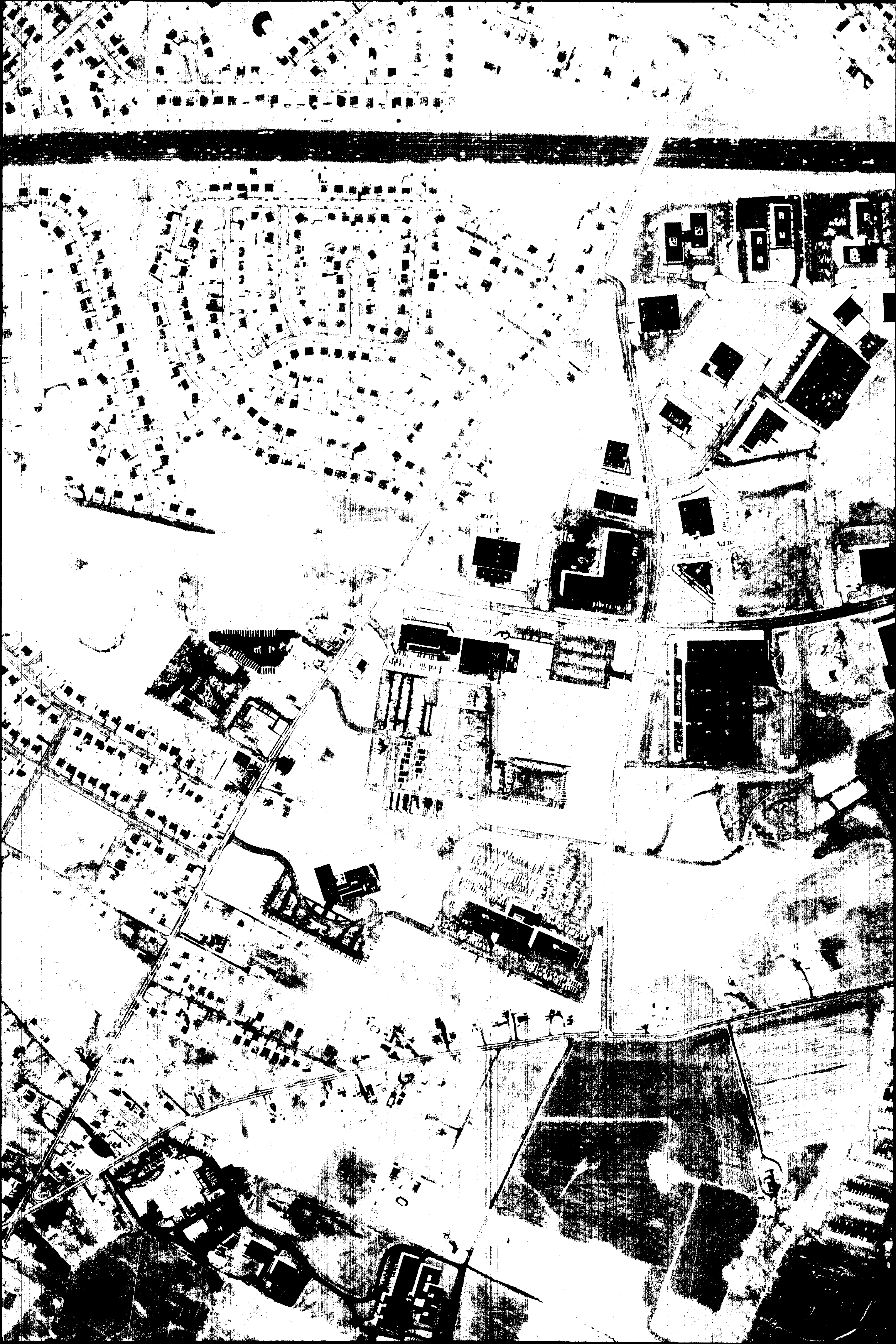
REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

ZADM



cc: File

Printed on Recycled Paper



LOCATION SHEET

HEBBVILLE  
MICROFILMED  
N.W.  
4-G

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

96-42-A

A-24-96



THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY BALTIMORE COUNTY  
BY BUCHART HORN, INC. BALTIMORE, MD 21110

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1985  
LOCATION  
HEBBVILLE

SHEET  
A-12-50.5  
N. W.  
4-G



LOCATION

SHEET

HEBBVILLE

N.W.  
4-G

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

96-42-A

A-24-96



THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY THE BALTIMORE COUNTY  
ENGINEERING DEPARTMENT USING AERIAL PHOTOGRAPHS  
BY BUCHART HORN, INC. BALTIMORE, MD 21110

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

DATE OF PHOTOGRAPHY JANUARY 1985	SCALE 1" = 200'	LOCATION HEBBVILLE	SHEET A-12-50.5 N. W. 4-G
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IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
ZONING VARIANCE  
E/S Richmond Avenue, 160 ft.  
1/2 N of C/L Windsor Mill Rd.  
3103 Richmond Avenue  
11th Election District  
4th Councilmanic District  
George J.C. Nardone  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George J.C. Nardone for that property known as 3103 Richmond Avenue in the Hebbville subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1801.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 10 ft., for an attached garage. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1801.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 10 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:mmm

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. George J.C. Nardone  
3103 Richmond Avenue  
Baltimore, Maryland 21244

RE: Petition for Administrative Variance  
Case No. 96-42-A  
Property: 3103 Richmond Avenue

Dear Mr. Nardone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 9/10/95  
Posted for: Variance  
Petitioner: George J.C. Nardone  
Location of property: 3103 Richmond Ave.  
Location of Sign: Front, red brick on property being zoned  
Remarks: None  
Posted by: [Signature] Date of return: 9/15/95  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 8-2-95 ACCOUNT: 601-6150  
AMOUNT: \$ 85.00  
FROM: GEORGE NARDONE 3103 Richmond Ave.  
FOR: Admin. VAR (010) - 50.00  
Deserve (050) - 35.00  
034038004441CHRB-02-95  
BA 000310PHOB-02-95  
VALIDATION OR SIGNATURE OF CASHIER  
JCM

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3103 RICHWOOD AVE  
BALTIMORE MD 21244  
City State ZIP Code

That based upon personal knowledge, the facts upon which I/we base the request for an Administrative Variance at the above address (reasons for request) are:

- (1) GARAGE NEEDED TO PROTECT AND STORE AFFRICK #8900 IN CUSTOM HARLEY DAVIDSON MOTORCYCLES
- (2) I/we are a married couple residing at 3103 Richmond Ave. Baltimore, MD 21244. We are both employed and have no other place to store our motorcycles.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

I HEREBY CERTIFY, this 24th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared  
George J.C. Nardone  
State or given name: Type or print name:

the Affiant(s) herein, personally known and satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal  
24 July 1995  
My Commission Expires July 1998

EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3103 RICHWOOD AVE.  
(address)

Beginning at a point on the EAST side of Richmond Ave.  
(north, south, east or west) (name of street)  
which is 50' (number of feet of right-of-way width)  
street on which property fronts) (number of feet of right-of-way width)  
wide at the distance of 160' NORTH of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Windsor Mill Rd.  
(name of street)  
which is 60' wide. \*Being Lot # 1,  
(number of feet of right-of-way width)  
Block 1, Section 1 in the subdivision of HEBBVILLE  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 1, Folio # 1, containing  
7174.5 sq. ft. Also known as 3103 Richmond Ave.  
(square feet or acres) (property address)  
and located in the 11 Election District, 4 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, block and subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 15° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

CK/BESID (TYSOPH)  
REVISED 5/16/94

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Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 3103 RICHWOOD AVE BALT MD 21244  
which is presently zoned BCZR 55

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section 1801.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2' for an attached garage in lieu of the required 10'.  
SEE BACK EXPLANATION

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
Type or Print Name: GEORGE J.C. NARDONE  
Signature: [Signature]  
Address: 3103 RICHWOOD AVE 21244  
City: BALT, MD State: MD ZIP Code: 21244  
Name: Same  
Address: Same  
City: Same State: Same ZIP Code: Same

A Public Hearing having been requested and not found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 8th day of September, 1995, that the subject matter of this petition be set for a public hearing, to be held on September 11, 1995, at 7:00 PM, in the Zoning Hearing Room, 111 West Chesapeake Avenue, Towson, Maryland 21204.

REVIEWED BY: [Signature] DATE: 8/15  
ESTIMATED POSTING DATE: 8/15  
ITEM #: 46

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors/property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:  
Item No.: 46  
Petitioner: GEORGE J.C. NARDONE  
Location: 3103 RICHWOOD AVE BALTIMORE MD 21244  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: GEORGE J.C. NARDONE  
ADDRESS: 3103 RICHWOOD AVE  
BALTIMORE MD 21244  
PHONE NUMBER: (410) 298-7631

AJ:ggg

(Revised 04/09/93)

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 18, 1995

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 96-42-A (Item 46)  
3103 Richwood Avenue  
E/S Richwood Avenue, 160' +/- N of c/1 Windsor Mill Road  
11th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: George J.C. Nardone



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 28, 1995

Mr. George J. C. Nardone  
3103 Richwood Ave.  
Baltimore, Maryland 21244

RE: Item No.: 46  
Case No.: 96-42-A  
Petitioner: G. Nardone

Dear Mr. Nardone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCB/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 22, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for August 21, 1995  
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-8-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 046 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 8, 1995  
Zoning Administration and  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Camy L. Pines*

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4509

DATE: 08/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 44, 45, 46, 48, 49, 50, 51, 52, 53 AND 54.

**RECEIVED**  
AUG 11 1995

**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

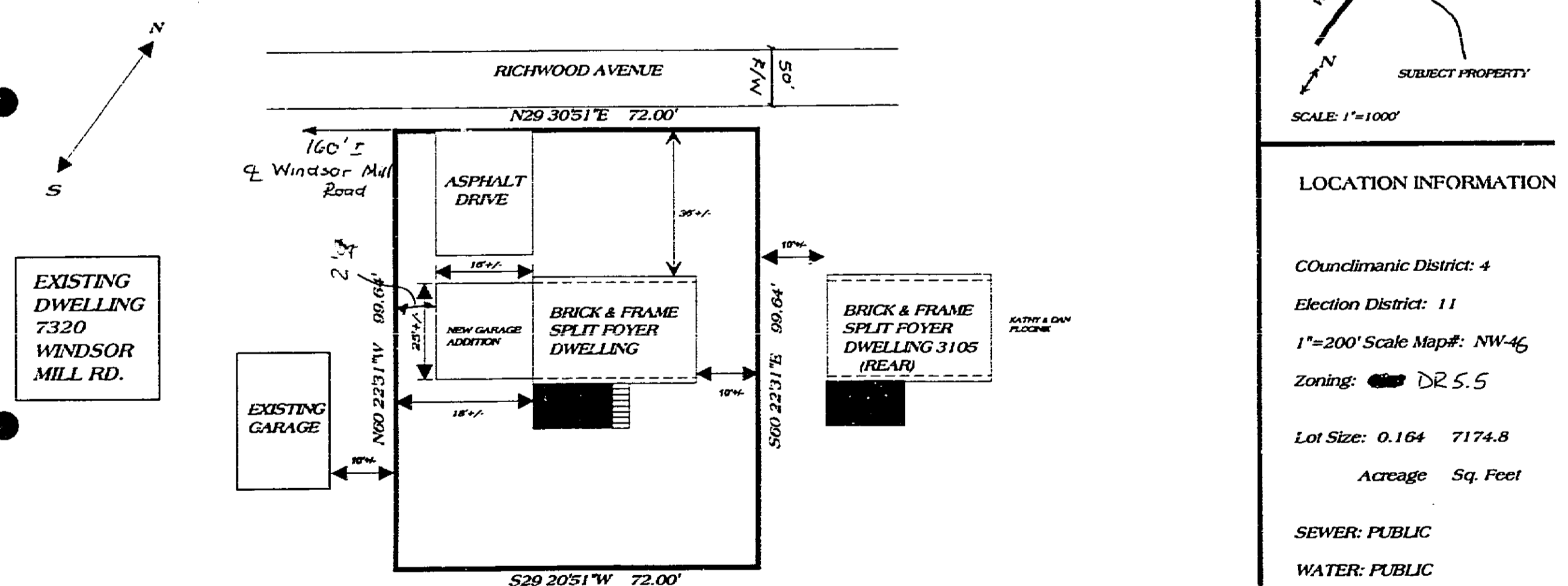
cc: File  
Printed on Recycled Paper

**PLAN TO ACCOMPANY VARIANCE HEARING**

PROPERTY ADDRESS: 3103 RICHWOOD AVE

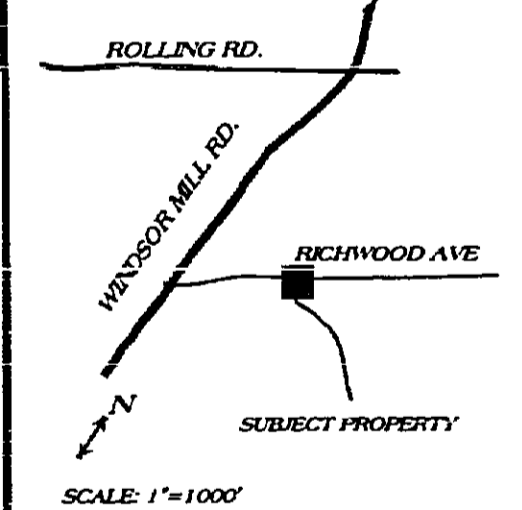
SUBDIVISION NAME: HEBBVILLE 96-42-A

OWNER: GEORGE J.C. NARDONE



ACREAGE = 0.194'  
SCALE: 1"=20'

NEW GARAGE ADDITION PLANS  
FOR GEORGE J.C. NARDONE  
3103 RICHWOOD AVE  
BALTIMORE, MARYLAND 21244



**LOCATION INFORMATION**

Councilmanic District: 4

Election District: 11

1"=200' Scale Map#: NW-46

Zoning: DR 5.5

Lot Size: 0.164 7174.8

Acreage Sq. Feet

SEWER: PUBLIC

WATER: PUBLIC

PRIOR ZONING HEARING: NONE

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96-42-A

PETITIONER(S) EXHIBIT ( )



FRONT VIEW, EXISTING STRUCTURES, PROPOSED LOCATION OF NEW GARAGE



46

96-42-A

PETITIONER(S) EXHIBIT ( )



SIDE YARD VIEW, PROPOSED LOCATION OF NEW GARAGE



FRONT VIEW, PROPOSED LOCATION OF NEW GARAGE

46

U-27-96



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William Howard*  
Chairman, County Council

SCALE 1" = 200'	LOCATION HEBBVILLE	SHEET N. W. 4-G
DATE OF PHOTOGRAPHY JANUAR 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21219

96-42-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
HEBBVILLE

SHEET  
N.W.  
4-G

MICROFILMED